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owned

are now, or hereafter acquired by Mortgagor; and all inventory, accounts, chattel paper, documents, equipment, fixtures, consumer goods and general intangibles constituting proceeds acquired with cash proceeds of any of the property described hereinabove, all of which are hereby declared and shall be deemed to be a part of the City Project (as hereinafter defined) as between the parties hereto and all persons claiming by, through or under them, and which shall be deemed to be a portion of the security for the Indebtedness herein described and to be secured by this Mortgage, the location of the last above described collateral being also the location of the City Property;

(b) All right, title, interest, claim and demand of Mortgagor in and to all easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the City Property, or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating or appertaining to the City Project (as hereinafter defined) or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor;

(c) All income, rents, issues, profits and revenues of the City Project (as hereinafter defined) from time to time accruing to Mortgagor (including without limitation all payments under leases or tenancies, proceeds of insurance, condemnation payments or tenant funds), and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Mortgagor of, in and to the same; reserving only the right to Mortgagor to collect the same so long as Mortgagor is not in Default hereunder;

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